



# City of Granite City

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## *Historical & Architectural Review Commission Minutes - August 27, 2013*

### **CALL TO ORDER**

Chairman, Terry Pierce, called the meeting to Order on Tuesday, August 27, 2013, at 5:30 PM. He announced the resignation of Commission member Henry Gabriel and displayed a commemorative plaque from the Mayor and the City Council which the Zoning Administrator agreed to have delivered to Henry.

### **ATTENDANCE / ROLL CALL**

Members Present were: Terry Pierce, Paula Hagnauer, Kim King and Jennifer Flores-Melton. Excused absence: Eric Hill. Also present, Zoning Administrator Steve Willaredt.

### **MINUTES & AGENDA**

A motion to approve the Minutes from the previous meeting (July 23, 2013) and this evening's Agenda was made by Jennifer Flores-Melton and seconded by Kim King. Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITIONER:** Victoria Arguelles  
Kool Beanz Café  
1316 Niedringhaus Avenue

Victoria introduced herself and explained the café will feature a light menu: Both hot and cold soups, salads, sandwiches, fresh fruits and vegetables, a variety of coffee, freshly made smoothies, juices and teas. Her presentation included culinary menu samples for the Commission which included lasagna wraps, cinnamon streusel muffins, coffee and lemon/lime water.

The Petitioner introduced Cassie Jaco, who will be her assistant. Cassie mentioned her enthusiasm with the café opening and mentioned she is a graduate from Le Cole Culinary School in St. Louis. The Petitioner stated the overview for the café is to open in six weeks, to serve a quality light menu in an atmosphere of comfort. Her proposal includes evening and weekend entertainment with performances by musicians of small acoustical instruments, readings and poetry.

Discussion followed. The Petitioner stated there will likely be some outdoor seating, but not for a large crowd. All furnishings would be brought indoors at closing; the G.E.D. testing center next door should not pose a problem because the center will be closed in the evening and there will be a firewall constructed between them.

With reference to a kitchen, the Zoning Administrator recommended the Petitioner contact the Illinois American Water Company to assure the water needs will be met.

The HARC Checklist was completed by Paula Hagnauer:

- 1). Days and hours of operation limited to: (All week) Monday thru Sunday 6:00AM to 1:00 AM.
- 2). Signage: To be decided upon completion of exterior awning construction and to be approved by the Zoning Administrator.
- 3). Screening required? No.
- 4). Provisions for parking and loading: Not applicable, on Street parking.
- 5). Additional outside lighting required? Not determined. There may be lighting within the exterior awning.

- 6). Any adverse affects on public health, safety and welfare? No
- 7). Any substantial injury to the value of other property in the neighborhood? No
- 8). Will proposed use substantially alter the essential character of the district which it is located in? No
- 9). Are provisions needed for the protection of adjacent property? No
- 10). Additional requirements? None
- 11). Permit will expire with change in ownership; re-application is necessary to intensify use. Yes

Noted: There was no one in the audience either for or against the Petitioner's request. The Chair called for further discussion. None voiced.

**MOTION** by Paula Hagnauer and seconded by Kim King to approve the establishment of Kool Beanz Café as presented with the above named stipulations (Checklist: 1 thru 11). Located in the D-1, Arts & Entertainment sub-district. Roll call vote. All ayes. Motion carried by unanimous consent.

#### **UNFINISHED BUSINESS**

None voiced.

#### **NEW BUSINESS**

Bruce Campbell appeared as spokesman for BSR Books, 1239 19<sup>th</sup> Street. He stated BSR's first request is for a Community Bulletin Board and presented a color copy of the proposed Community Bulletin Board sign (Attachment A, copy available upon request). The artist's design will be painted on an existing wood window cover (Attachment B, copy available upon request) and, although outside and exposed to the elements, would be weatherproof. The board is located under an overhang; they will construct a Plexiglas covering.

The second request is to add the word B O O K S placed above the door, on the existing red wood panels, above the board used for the bulletin board and extending to the right, with use of font similar to the word BOOKS on their sandwich board sign (Attachments C & D, copies available upon request).

The Chair asked the Zoning Administrator if he had any issues with the request. Mr. Willaredt answered he had no reservations whatsoever; the location has plenty of frontage.

The Chair asked Mr. Campbell about weatherproofing material and emphasized up-keep. The Petitioner responded, the sandwich board sign has four coats of lacquer and has not faded since June of 2013 and up-keep will not be a problem.

**MOTION** by Paula Hagnauer and seconded by Jennifer Flores-Melton to approve the request to establish a Community Bulletin Board and to allow the overhead B O O K S sign as presented. Roll call vote. All ayes. Motion carried by unanimous consent.

The Chair explained to the Petitioners the HARC is a recommending body to the City Council and the Council will have the final determinations at the next City Council meeting scheduled on September 3, 2013.

No further business. Motion to adjourn by Paula Hagnauer and seconded by Kim King. Voice Vote. All ayes.

(Everyone then enjoyed the culinary delights brought by Victoria Arguelles, Kool Beanz Café).

Respectfully submitted,

*Barbara Hawkins*

Secretary, HARC

**Historical & Architecture Review Commission  
Advisory Report, Meeting held on August 27, 2013**

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**PETITIONER:** Victoria Arguelles / Kool Beanz Cafe  
1316 Niedringhaus Avenue  
D-1 Arts & Entertainment District

**MOTION** by Paula Hagnauer and seconded by Kim King to grant the Petitioner's request and approve establishment of Kool Beanz Café in the Arts & Entertainment District with the following restrictions:

- 1). Days and hours of operation limited to: Mon – Sun with hours from 6:00 to 1:00 AM.
- 2). Signage: To be decided upon completion of exterior awning construction and with approval of the Zoning Administrator.
- 3). Screening required? No.
- 4). Provisions for parking and loading: Street Parking.
- 5). Additional outside lighting required? Not determined. There may be lighting within the new exterior awning.
- 6). Any adverse affects on public health, safety and welfare? No.
- 7). Any substantial injury to the value of other property in the neighborhood? No.
- 8). Will proposed use substantially alter the essential character of the district which it is located in? No.
- 9). Are provisions needed for the protection of adjacent property? No.
- 10). Additional requirements? None.
- 11). Permit will expire with change in ownership; re-application is necessary to intensify use. Yes

Roll Call vote:

Terry Pierce	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes

**All Ayes. Motion carried by unanimous consent.**

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**NEW BUSINESS:** BSR Books  
Stacie Pope & Bruce Campbell  
1239 19<sup>th</sup> Street

**MOTION** by Paula Hagnauer and seconded by Jennifer Flores-Melton to approve the request to establish a Community Bulletin Board and to allow the overhead B O O K S sign as presented.

Roll Call vote:

Terry Pierce	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes

**All Ayes. Motion carried by unanimous consent.**